

INDUSTRIAL LEASE DEVELOPMENT

INDUSTRIAL BOULEVARD
MONTAGUE, MA

PREPARED FOR:

CALUWE, INC.

9 WHEATLAND STREET
BURLINGTON, MA 01803
781.308.8583

PREPARED BY:

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE Associates
P.O. Box 1818
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Anthony Wonseski, Jr. 3-5-20
ANTHONY WONSESKI, JR. DATE
R.C.E. NUMBER: 46615

GENERAL

- 1. APPROVAL OF THESE PLANS BY THE CITY/TOWN ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT...
2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY/TOWN OF MONTAGUE DOES NOT AUTHORIZE THE SUBDIVIDER, OWNER AND CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR LOCAL LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION...

EROSION AND SEDIMENT CONTROL

- 1. PROVIDE GRAVEL BAG CHEVRONS IMMEDIATELY UPSTREAM OF DRAINAGE INLETS AS INDICATED ON DETAILS.
2. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF SILT AND MUD ON ADJACENT STREET(S) AND STORM DRAIN SYSTEM DUE TO CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR OR QUALIFIED PERSON SHALL CHECK AND MAINTAIN ALL LINED AND UNLINED DITCHES AFTER EACH RAINFALL.

SITE HYDROLOGY

THE HYDROLOGY CALCULATIONS FOR STORMWATER MANAGEMENT INCLUDES PHASE II BUILDING AND DESIGNATED FUTURE PAVED AREAS. INFILTRATION BASINS AND STORMWATER MANAGEMENT IS DESIGNED TO ACCOMMODATE THESE FUTURE SITE IMPROVEMENTS.

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY/TOWN OF MONTAGUE.

STANDARD SPECIFICATIONS

- 1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2008 EDITION)
2. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS (2003 EDITION).
3. STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, MASSACHUSETTS HIGHWAY DEPARTMENT (CURRENT EDITION).
4. STANDARD SPECIFICATIONS FOR CITY / TOWN OF MONTAGUE.

PRIVATE WATER AND WASTEWATER

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY." A SEPARATE PLUMBING PERMIT IS REQUIRED FOR THE CONSTRUCTION AND INSPECTION OF THE SYSTEM.

GRADING QUANTITIES

Table with 2 columns: Category and Quantity. Includes GRADED AREA (3.00 ACRES), CUT QUANTITIES (3333 [CY]), FILL QUANTITIES (3974 [CY]), EXPORT / IMPORT (641 FILL [CY]).

THESE QUANTITIES ARE APPROXIMATE ONLY AND ARE FOR PERMIT PURPOSES ONLY. QUANTITIES SHOULD NOT BE USED FOR CONTRACTOR PAY QUANTITIES.

ROCK EXCAVATION IS NOT ANTICIPATED FOR THIS DEVELOPMENT. THE CONTRACTOR SHALL MAKE EXPLORATORY INVESTIGATIONS TO FAMILIARIZE THEMSELVES WITH THE SUBSOIL SURFACE CONDITIONS AFTER COORDINATION WITH OWNER.

IF DISCOVERED, ROCK EXCAVATION SHALL BE DONE IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS SECTION 120.

BENCHMARK DATA

(1) BENCHMARK(S) EXIST ON THE SITE; THEY ARE BASED ON EXISTING DATUM NGVD 1929.

BENCHMARK #1
LOCATION DESCRIPTION: DMH RIM NEAR SOUTHWEST CORNER OF SITE IN INDUSTRIAL BLVD
POINT DESCRIPTION: DRAIN MANHOLE RIM
ELEVATION: 343.96

TOPOGRAPHY SOURCE

EXISTING SURFACE BASED ON A SURVEY CONDUCTED BY SVE ASSOCIATES AUGUST 2012

FLOOD PLAIN INFORMATION

PROPERTY AS SHOWN LIES WITHIN FLOOD INSURANCE RATE MAP REFERENCED DIRECTLY BELOW AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA):

NUMBER 250122 0002 C, DATED 02/12/82.

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE C.

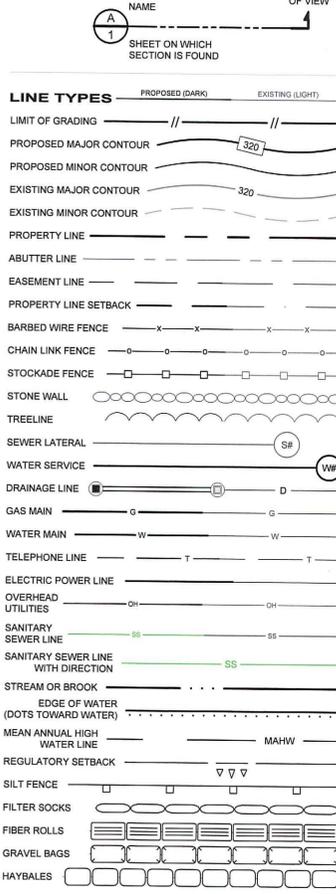
GENERAL PROPERTY INFORMATION

Table with 4 columns: OWNER, ZONING DESIGNATION, REQUIRED, PROVIDED. Includes details for INHABITANTS OF MONTAGUE, ID INDUSTRIAL, and various area/length measurements.

ESTIMATED TRAFFIC (CLIENT PROVIDED)

Table with 2 columns: Category and Value. Includes AVERAGE DAILY TRIPS PHASE I & PHASE II COMBINED (EMPLOYEE: 16, PRODUCT: 32, TOTAL: 48).

SECTIONS



SYMBOL LEGEND

MISCELLANEOUS symbols including 4" AC 12" COARSE GRAVEL, 6" CONCRETE PAVE, LANDSCAPED AREA, ROCK DAM, DRAINAGE FLOW ARROW, and various utility symbols like GUY POLE/WIRE, LIGHT POLE, METER, etc.

ABBREVIATIONS

Table listing abbreviations for various materials and features such as IP (IRON PIPE / PIN), DMH (DRINKING WATER MANHOLE), HDPE (HIGH DENSITY POLYETHYLENE PIPE), and WET (WETLAND).

TABLE OF CONTENTS

Table listing drawing sheets and their corresponding page numbers: COVER (00), STANDARD NOTES, LEGEND, & TABLE OF CONTENTS (01), EXISTING CONDITIONS PLAN (02), PROPOSED SITE PLAN (03), PROPOSED GRADING PLAN (04), PROPOSED UTILITY PLAN (05), PROPOSED EROSION CONTROL PLAN (06), PROPOSED EARTHWORKS PLAN (07), MISCELLANEOUS DETAILS 1 (08), MISCELLANEOUS DETAILS 2 (09).



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Revision table with columns for NO., DATE, REVISION, and CHK.

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STANDARD NOTES, LEGEND, & TABLE OF CONTENTS

INDUSTRIAL LEASE DEVELOPMENT

INDUSTRIAL BOULEVARD
MONTAGUE, MASSACHUSETTS

PROJ. #: G2008

DATE: 17-DEC-19

DESIGN: AW SHEET 1/9
DRAWN: TAF
CHECKED: TAF

LEGEND

- FOUND IRON PIN
- FOUND STONE BOUND
- ⊕ SEWER MANHOLE
- ⊖ DRAIN MANHOLE
- ⊙ LEACHING BASIN
- HYDRANT
- WATER GATE
- CATCH BASIN
- UTILITY POLE
- SIGN

- TREELINE
- NHESP LIMIT
- UNDERGROUND SEWER LINE
- UNDERGROUND DRAIN LINE
- OVERHEAD WIRES
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- ABUTTER LINE

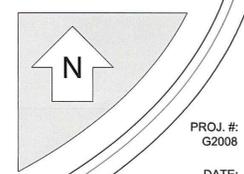
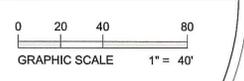


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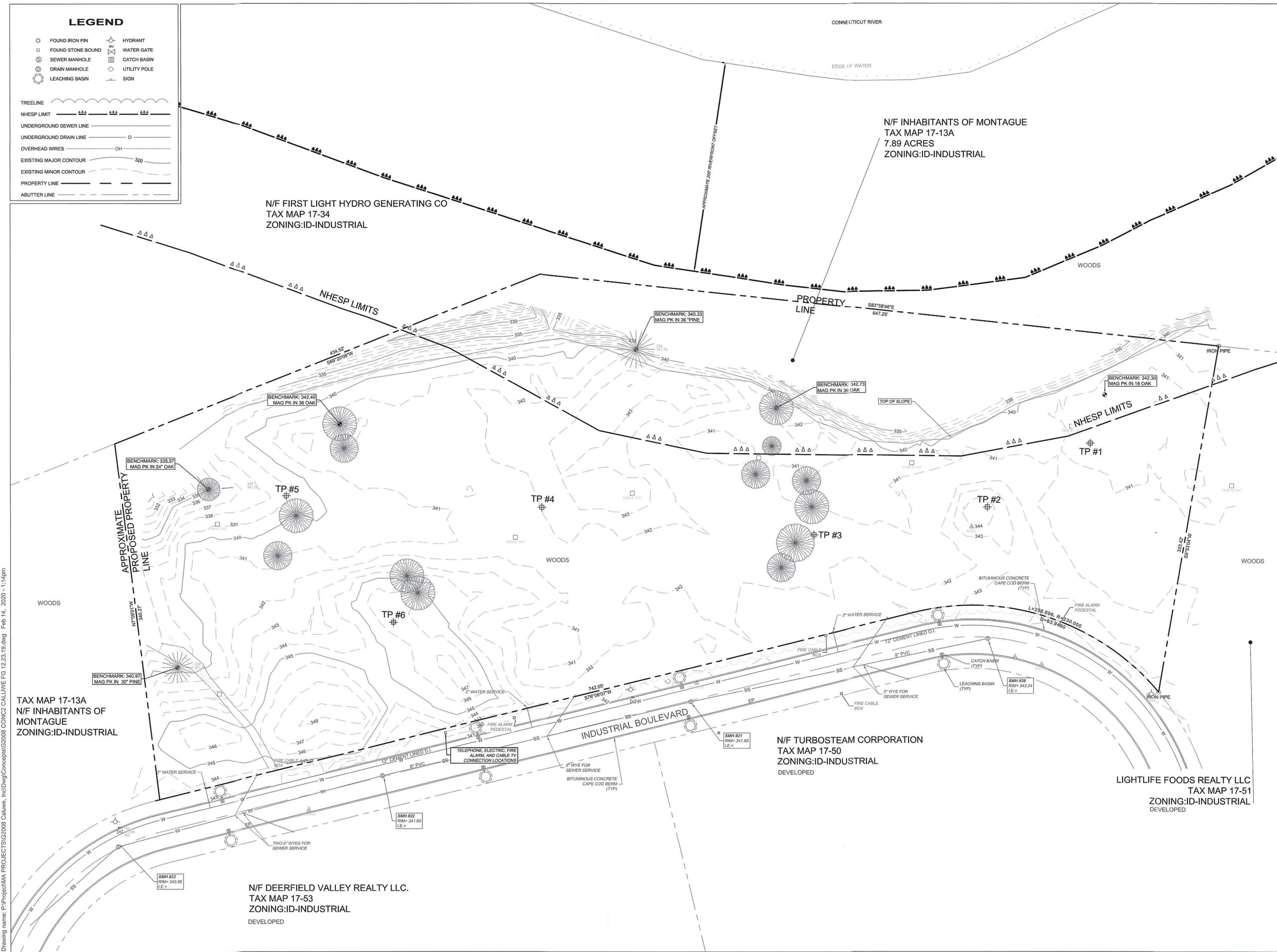
NO.	REVISION	DATE	DWN	CHK

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EXISTING CONDITIONS
 INDUSTRIAL LEASE DEVELOPMENT
 INDUSTRIAL BOULEVARD
 MONTAGUE, MASSACHUSETTS



PROJ. #: G2008
 DATE: 17-DEC-19
 DESIGN: AW
 DRAWN: TAF
 CHECKED: AW
 SHEET 2/9



Drawing name: P:\Project\MA PROJECT\SIG2008 Callows, Inc\Draw\Concepts\G2008 CON2 CALUWE FG 12.23.19.dwg Feb 14, 2020 - 11:44am

